



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to Approve the Final 2010/11 Action Plan for the Community Development Block Grant (CDBG) Program and to Consider Reallocation of Available Urban County CDBG Funds

MEETING DATE: May 5, 2010

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Conduct a public hearing to consider and approve the Final 2010/11 Action Plan for the Community Development Block Grant Program, and the reallocation of available Urban County CDBG funding.

BACKGROUND INFORMATION: The 2010/11 Action Plan is the annual implementing document that provides a detailed description of each activity proposed for the fiscal year, as well as the City's CDBG budget and goals for the fiscal year.

The City will receive \$810,608 in CDBG funds from the federal government for the coming fiscal year. This represents a 7.9-percent increase in CDBG funds as compared to the 2009/10 allocation.

As per federal regulations, the Action Plan documents have been available for public review and comment the past 30 days. During that period no comments from the Lodi community were received and the documents will be forwarded for approval as submitted. The City Council should authorize staff to make minor changes to the Consolidated Plan documents in response to comments received and deemed necessary by the U.S Department of Housing and Urban Development.

CDBG funds can be used for a wide range of community development projects as long as they meet a national objective. The national objectives are 1) to address the needs of low- to moderate-income persons, 2) to eliminate slum or blighted conditions, and 3) to resolve an urgent need. During the program year that begins July 1, 2010, the City plans to fund public facilities improvements, infrastructure, public services, economic development activities and program administration.

CDBG Funding Recommendations

Funding recommendations for the following categories: Planning & Administration, City projects, City service programs, community-based organization (CBO) projects, and CBO service programs, are listed below, with additional detail on the applicants and recommendations in Exhibit A (Summary of Final 2010/11 Recommendations).

APPROVED: _____

Blair King, City Manager

PLANNING & ADMINISTRATION

- Program Administration (\$162,122)

CITY PROJECTS (\$457,417)

- Water Meter Installation Program (\$212,417)
- Van Buskirk Playground Replacement (\$165,000)
- Economic Development – RLF Program (\$80,000)

CITY SERVICE PROGRAMS (\$91,591)

- Spay/Neuter Program (\$15,000)
- Graffiti Abatement (\$76,591)

CBO CAPITAL PROJECTS (\$69,478)

- 180 Teen Center Expansion (\$37,260)
- HVAC Replacement for Housing Authority – 719 S. Washington (\$32,218)

CBO SERVICE PROGRAMS (\$30,000)

- San Joaquin Fair Housing – Fair Housing Services (\$20,000)
- Second Harvest Food Bank - Food Assistance Programs (\$10,000)

To supplement the 2010/11 CDBG allocation from HUD, an additional \$206,475.13 in Urban County CDBG funds is available for reallocation from the following projects or services from previous years:

• 06-12 Economic Dev. – Job Creation	\$ 80,000.00
• 07-03 Grape Bowl ADA Design	\$101,639.75
• 08-01 Blakely Park North Pool Deck	\$ 5,997.94
• 08-03 Elm Street Demo	\$ 610.28
• 08-05 Salvation Army Freezer	\$ 1,948.98
• 08-06 Salvation Army Hope Harbor	\$ 40.53
• 08-10 Program Admin	\$ 1,413.65
• 08-20 W. Elm Street Handicapped Parking	<u>\$ 14,824.00</u>

Total \$206,475.13

Funding recommendations for these reallocated Urban County Funds are listed below, with additional detail on recommendations in Exhibit B (City Manager's Recommendations for Urban County Reallocations).

ECONOMIC DEVELOPMENT ACTIVITIES (\$80,000)

- Economic Development Strategy Study \$ 80,000.00
 - Consultant services to develop a comprehensive Economic Development Strategy for the City of Lodi, to help create jobs, foster more stable and diversified economies, and improve living conditions, especially for the LMI population of this community. With the completion of the General Plan Update process, this study will provide a tool to help focus our resources more effectively to meet the goals and objectives for economic development. Using comparable cities that have completed this type of activity, staff has determined that the requested allocation amount is sufficient to complete the task. If approved, a Request for Proposals will be circulated to procure the required services for a negotiated fee.

CITY PROJECTS (\$126,475)

- Handicap Ramp Retrofit \$126,475.13
 - o Replace curb returns with ADA compliant handicap ramps at key locations in the Target Area and around public facilities. If approved, a contractor will be selected through the sealed bid process.

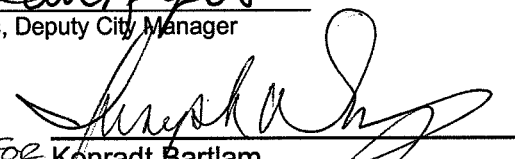
FISCAL IMPACT:

CDBG are federal funds. Capital improvements allow for maintenance costs to be reduced. Administration costs are paid via a 20 percent set-aside of the grant funds.

FUNDING AVAILABLE:

2010/11 Community Development Block Grant
Urban County CDBG Funding


Jordan Ayers, Deputy City Manager


For Konrad Bartlam
Community Development Director

Attachments:

Exhibit A – Summary of Final 2010/11 Recommendations
Exhibit B – City Manager's Recommendations for Urban County Reallocations
2009-10 Action Plan

Summary of Final 2010/11 Funding Recommendations

Project - Organization	Project Description	Draft Recomm.	Final Recomm.
Program Administration Community Development Dept.	Overall program management, coordination, monitoring, evaluation, planning and promotion of CDBG activities.	\$150,242	\$162,122
Water Meter Installation Program Public Works Dept.	Provide a grant to very-low and low-income residential property owners to assist with the cost of required water meter installation. <i>The increased allocation amount for 2010/11 provided an additional \$48,461 for this program.</i>	\$163,956	\$212,417
Van Buskirk Playground Replacement Parks & Recreation Dept.	Remove and replace the existing playground equipment and surfacing material to meet current playground regulations.	\$165,000	\$165,000
Economic Development - Revolving Loan Program Community Development Dept.	Provide funding for the existing Economic Development - RLF Program to facilitate business expansion and job creation to benefit Low- to Moderate-Income persons.	\$80,000	\$80,000
Spay and Neuter Program Animal Services	Continue the Spay/Neuter Program that offers free spay/neuter services to feral cats and cats and pit bulls owned by low-income households. Animals are also given a rabies shot if needed.	\$15,000	\$15,000
Graffiti Abatement Public Works	Abate graffiti on public and private properties in the CDBG Target Areas. <i>An additional \$8,909 was allocated to this project to provide the appropriate level of funding based upon previous year's activities.</i>	\$67,682	\$76,591
Facility Expansion One-Eighty Teen Center	Interior renovations to dwelling at 11 W. Lockeford to accommodate expanded use for youth counseling services. <i>An additional 8 percent (\$2,760) was added to cover project delivery costs for this project.</i>	\$34,500	\$37,260
HVAC Replacement - 719 S. Washington Housing Authority of SJC	Replace the existing 15+ year old HVAC systems for the 6-unit affordable housing apartment complex owned and operated by the Housing Authority at 719 S. Washington. <i>An additional 8 percent (\$2,387) was added to cover project delivery costs for this project.</i>	\$29,831	\$32,218
Phase III - Food Bank Expansion Project Emergency Food Bank of Greater Stockton	Phase III of the Emergency Food Bank's ongoing expansion of their facilities located at 7 W. Scotts Avenue in Stockton. <i>Due to the current contract status of this project, 2010/11 funds would not be appropriate. Therefore those funds have been distributed to other activities that were approved during the Draft Action Plan process.</i>	\$15,000	\$0
Fair Housing Services San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.	\$20,000	\$20,000
Food Distribution Programs Second Harvest Food Bank	Provide support for the administration of the Food Assistance and Senior Brown Bag Programs.	\$10,000	\$10,000
TOTAL FUNDING			\$810,608

City Manager's Recommendations for Reallocation of Urban County
CDBG Funds

Project - Organization	Project Description	Recommended Funding Amount
Economic Development Strategies Study City Manager's Office	Consultant services to develop a comprehensive Economic Development Strategy for the City of Lodi, to help create jobs, foster more stable and diversified economies, and improve living conditions, especially for the LMI population of this community.	\$80,000
Handicap Ramp Retrofit Project Public Works Dept.	Replace curb returns with ADA compliant handicap ramps at key locations in the Target Area and around public facilities.	\$126,475
TOTAL FUNDING		\$206,475

RESOLUTION NO. 2010-56

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE FINAL
2010-11 ACTION PLAN FOR THE FEDERAL ALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community for fiscal year 2010-11 Federal allocation; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG funds available for the 2010-11 Federal allocation of fiscal program year being \$810,608; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30-day public comment period, a public hearing at the City Council meeting of May 5, 2010, to receive comments and proposals from the public regarding the projected use of CDBG funds and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California, has received public input regarding the proposed use of CDBG funds; and

WHEREAS, staff therefore recommends the allocation of 2010-11 CDBG as indicated in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2010-11 Action Plan with the Federal allocations of CDBG funds to the projects recommended by staff in the amount of \$810,608 as indicated in the attached Exhibit A; and

BE IT RESOLVED that the City Council does also authorize staff to make minor changes to the Consolidated Plan documents in response to comments and/or directions received and deemed necessary by the U.S. Department of Housing and Urban Development.

Dated: May 5, 2010


I hereby certify that Resolution No. 2010-56 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 5, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce,
and Mayor Katzakian

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk

Summary of Final 2010/11 Funding Recommendations

Project - Organization	Project Description	Draft Recomm.	Final Recomm.
Program Administration Community Development Dept.	Overall program management, coordination, monitoring, evaluation, planning and promotion of CDBG activities.	\$150,242	\$162,122
Water Meter Installation Program Public Works Dept.	Provide a grant to very-low and low-income residential property owners to assist with the cost of required water meter installation. The increased allocation amount for 2010/11 provided an additional \$48,461 for this program.	\$163,956	\$212,417
Van Buskirk Playground Replacement Parks & Recreation Dept.	Remove and replace the existing playground equipment and surfacing material to meet current playground regulations.	\$165,000	\$165,000
Economic Development - Revolving Loan Program Community Development Dept.	Provide funding for the existing Economic Development - RLF Program to facilitate business expansion and job creation to benefit Low- to Moderate-income persons.		
Spay and Neuter Program Animal Services	Continue the Spay/Neuter Program that offers free spay/neuter services to feral cats and cats and pit bulls owned by low-income households. Animals are also given rabies shot if needed.		
Graffiti Abatement Public Works	Abate graffiti on public and private properties in the CDBG Target Areas. An additional \$8,909 was allocated to this project to provide the appropriate level of funding based upon previous year's activities.		
Facility Expansion One-Eighty Teen Center	Interior renovations to dwelling at 11 W. Lockeford to accommodate expanded use for youth counseling services. An additional 8 percent (\$2,760) was added to cover project delivery costs for this project.		
HVAC Replacement - 719 S. Washington Housing Authority of SJC	Replace the existing 15+ year old HVAC systems for the 6-unit affordable housing apartment complex owned and operated by the Housing Authority at 719 S. Washington. An additional 8 percent (\$2,387) was added to cover project delivery costs for this project.		
Phase III - Food Bank Expansion Emergency Food Bank of Greater Stockton	Phase III of the Emergency Food Bank's ongoing expansion of their facilities located at 7 W. Scotts Avenue in Stockton. Due to the current contract status of this project, 2010/11 funds would not be appropriate. Therefore those funds have been distributed to other activities that were approved during the Draft Action Plan process.		
Fair Housing Services San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.		
Food Distribution Programs Second Harvest Food Bank	Provide support for the administration of the Food Assistance and Senior Brown Bag Programs.	\$10,000	\$10,000
TOTAL FUNDING			\$810,608

Exhibit A

RESOLUTION NO. 2010-57

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE REALLOCATION OF AVAILABLE
CDBG FUNDS THROUGH THE URBAN COUNTY

WHEREAS, the City Council of the City of Lodi has been made aware of the need to reallocate unused Urban County CDBG funds from the following sources:

Sources of Reallocated CDBG Funds

- 06-12 Economic Dev. – Job Creation \$ 80,000.00
- 07-03 Grape Bowl ADA Design \$101,639.75
- 08-01 Blakely Park North Pool Deck \$ 5,997.94
- 08-03 Elm Street Demo \$ 610.28
- 08-05 Salvation Army Freezer \$ 1,948.98
- 08-06 Salvation Army Hope Harbor \$ 40.53
- 08-10 Program Admin \$ 1,413.65
- 08-20 W. Elm Street Handicapped Parking \$ 14,824.00

Total \$206,475.13

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the reallocation of \$206,475.13 of available Urban County CDBG funds, as indicated in the attached Exhibit A.

Dated: May 5, 2010


I hereby certify that Resolution No. 2010-57 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 5, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Mounce, and
Mayor Katzakian

NOES: COUNCIL MEMBERS – Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk

**City Manager's Recommendations for Reallocation of Urban County
CDBG Funds**

Project - Organization	Project Description	Recommended Funding Amount
Economic Development Strategies Study City Manager's Office	Consultant services to develop a comprehensive Economic Development Strategy for the City of Lodi, to help create jobs, foster more stable and diversified economies, and improve living conditions, especially for the LMI population of this community.	\$80,000
Handicap Ramp Retrofit Project Public Works Dept.	Replace curb returns with ADA compliant handicap ramps at key locations in the Target Area and around public facilities.	\$126,475
TOTAL FUNDING		\$206,475

EXHIBIT A

2010/11

CDBG Public Hearing

Presented by
Community Development Department

May 2010

2010/11 CDBG Public Hearing

- Initial Public Hearing – March 17, 2010
 - Draft Action Plan
 - \$751,211 estimated allocation.
 - 11 funding allocations approved.
 - 5 CBO
 - 6 City
 - 30 Day Public Review/Comment Period
 - No Public Comments Received
-

2010/11 CDBG – HUD Allocation

2010/11 CDBG Allocation	Estimated	Actual	Difference
	\$751,211	\$810,608	+ \$59,397 (7.9%)
20% Program Administration	\$150,242	\$162,122	+ \$11,880
Adjusted Balance Available for Distribution	\$600,969	\$648,486	+ \$47,517
Public Service Cap (15%)	\$112,681	\$121,591	+ \$8,910

2010/11 CDBG – City Project Funding

City Projects	Estimated \$408,956	Actual \$457,417	Difference + \$48,461
Water Meter Installation Program	\$163,956	\$212,417	+ \$48,461
Van Buskirk Playground Replacement	\$165,000	\$165,000	0
Economic Development RLF Program	\$80,000	\$80,000	0

2010/11 CDBG – City Services

2010/11 CDBG Allocation	Estimated \$82,682	Actual \$91,591	Difference +\$8,909
Spay Neuter Program	\$15,000	\$15,000	0
Graffiti Abatement	\$67,682	\$76,591	+\$8,909

- Additional funding provided to Graffiti Abatement to match their Target Area output.

2010/11 CDBG – CBO Projects

City Projects	Estimated \$79,331	Actual \$69,478	Difference - \$9,853
180 Teen Center Expansion	\$34,500	\$37,260	+ \$2,760
HVAC Replacement 719 S. Washington	\$29,831	\$32,218	+ \$2,387
Emergency Food Bank Expansion Phase III	\$15,000	\$0	-\$15,000

- ❑ Emergency Food Bank Project – Already under contract.
- ❑ Additional 8% added to both projects to cover Project Delivery costs.

2010/11 CDBG – CBO Services

City Projects	Estimated \$30,000	Actual \$30,000	Difference 0
San Joaquin Fair Housing	\$20,000	\$20,000	0
Second Harvest Food Bank	\$10,000	\$10,000	0

Reallocation of Urban County CDBG

- An additional \$206,475.13 in Urban County CDBG funds is available for reallocation from the following projects or services from previous years:

□	06-12	Economic Dev. – Job Creation	\$ 80,000.00
□	07-03	Grape Bowl ADA Design	\$101,639.75
□	08-01	Blakely Park North Pool Deck	\$ 5,997.94
□	08-03	Elm Street Demo	\$ 610.28
□	08-05	Salvation Army Freezer	\$ 1,948.98
□	08-06	Salvation Army Hope Harbor	\$ 40.53
□	08-10	Program Admin	\$ 1,413.65
□	08-20	W. Elm Street Hand. Parking	<u>\$ 14,824.00</u>

Total \$206,475.13

Reallocation of Urban County CDBG

- Recommended Reallocations – New Projects
 - Economic Development Strategy Study \$ 80,000.00
 - Consultant services to develop a comprehensive Economic Development Strategy for the City of Lodi, to help create jobs, foster more stable and diversified economies, and improve living conditions, especially for the LMI population of this community.
 - Handicap Ramp Retrofit \$ 126,475.13
 - Replace curb returns with ADA compliant handicap ramps at key locations in the Target Area and around public facilities.
-

2010/11 CDBG Public Hearing

- Public Hearing
 - Questions or Comments?
 - Requested Action
 - To adopt the Resolution approving...
 - the Final Action Plan for the 2010-11 federal allocation of Community Development Block Grant funds...
 - And the reallocation of available Urban County CDBG funds.
-



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2010/11
ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM AND TO CONSIDER REALLOCATION OF
AVAILABLE URBAN COUNTY CDBG FUNDS**

PUBLISH DATE: SATURDAY, APRIL 24, 2010

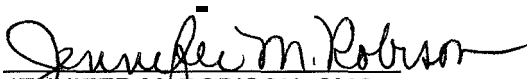
LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, APRIL 22, 2010

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
	Phoned to confirm receipt of all pages at _____ (time) _____ MB _____ JMR (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2010/11 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND TO CONSIDER REALLOCATION OF AVAILABLE URBAN COUNTY CDBG FUNDS

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider approval of the Final 2010/11 Action Plan for the Community Development Block Grant (CDBG) Program and to Consider Reallocation of Available Urban County CDBG Funds (attached and marked as Exhibit A) was posted at the following locations:

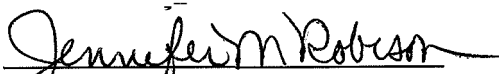
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER APPROVAL OF THE FINAL 2010/11 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND TO CONSIDER REALLOCATION OF AVAILABLE URBAN COUNTY CDBG FUNDS

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider approval of the Final 2010/11 Action Plan for the Community Development Block Grant (CDBG) Program and to consider reallocation of available Urban County CDBG funds, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing ~~is~~ true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 5, 2010

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 5, 2010**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Approval of the Final 2010/11 Action Plan for the Community Development Block Grant (CDBG) Program and to consider reallocation of available Urban County CDBG funds.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: April 21, 2010

Approved as to form:

D. Stephen Schwabauer
City Attorney

**Second Harvest Food Bank
704 E. Industrial Park Drive
Manteca, CA 95337**

**Emergency Food Bank
Attention: Tim Viall
7 W. Scotts Avenue
Stockton, CA 95203**

**One-Eighty Teen Center
17 W Lockeford Street
Lodi, CA 95240**

**Housing Authority of San Joaquin County
Attention: Barbara Gauss
448 S. Center Street
Stockton, CA 95203**

EXHIBIT B